

**ZONING BOARD
BOROUGH OF RUMSON
November 17, 2020
7:30 P.M.
VIRTUAL ONLINE PUBLIC MEETING**

For the duration of the Coronavirus Health Emergency the Rumson Borough Hall Municipal Building is closed to the general public and meetings are held with participation at remote locations, connected by conferencing software provided by **Zoom.us**. Members of the public are invited to view meetings live using the Zoom format, which will allow them to be recognized and contribute with voice and video when they are invited to do so during public portions of the meeting.

TO JOIN A LIVE MEETING: Members of the public and other participants use the same procedure:

Video and Audio Options:

1. If you are joining from a smartphone or tablet, install the Zoom app. Access the app and join with meeting number **868 6933 3442** or use the link below.
2. If you are joining from a desktop or laptop computer with a web browser, open **[https://us02web.zoom.us/j/868 6933 3442](https://us02web.zoom.us/j/86869333442)**

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 868 6933 3442**
 - a. Additional Phone Number Options: +1 301-715-8592, +1 312-626-6799

When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

TO PARTICIPATE IN A LIVE MEETING: During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

For access from a desktop, laptop or the zoom app:

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

For access from the phone number:

You will need to dial *9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

TIPS: Controls appear at the bottom of the Zoom window. You can use these controls to attract attention, ask a question, or send a message.

**AGENDA
Zoning Board
Borough of Rumson
VIRTUAL November 17, 2020
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The continued application of **Craig Cummings**, 1 Brookside Drive (Block 84, Lot 1, R-1 Zone) to install sixty (60) feet of railroad track in the rear yard to accommodate a railroad car Caboose, which will serve as a cabana for the in-ground pool at the existing premises. Based on the Board's review and discussion relative to this application at the October 20, 2020 meeting the applicant requested that the application be carried to the November 17, 2020 meeting. The property is currently non-conforming in Building Front Setback 100 feet Required; 76.1 Existing. The installation of railroad tracks and the railroad car Caboose usage as a cabana in a residential zone is not a customary accessory use.

2. The application of **Scott Elsas**, 26 Tuxedo Road (Block 124, Lot 21, R-1 Zone) to raze existing residence and construct a new single-family residence and in-ground pool at existing premises. New residence will be elevated to comply with the required Base Flood Elevation (BFE). The property is currently non-conforming in Interior Lot Shape Lot 115 feet Required; 90.92 feet Existing. New construction will create non-conformity in Front yard Setback 100 feet Required; 62.67 Proposed.

3. The application of **077RE, LLC**, 85 Blackpoint Road (Corner Center Street) Blackpoint Road (Primary Front) and Center Street (Secondary Front); Block 62, Lot 1, R-5 Zone) to construct a new single-family residence and detached garage at the existing premises. The property is currently non-conforming in Minimum Lot Area 8,000 sf. Required; 6,505 sf. Existing, Minimum Lot Width and Frontage 75 feet Required; 60 feet Existing (Primary Street Frontage Blackpoint Road) and Corner Lot Shape 33 feet Required; 19 feet Existing. New construction will create non-conformities in the residence's Primary Porch Front Setback 30 feet Required; 28.5 feet Proposed, Secondary Building Front Setback 35 feet Required; 16.48 feet Proposed, Minimum Side Setback 8 feet Required; 6 feet Proposed, Rear Setback 35 feet Required; 29.5 feet Proposed and Maximum Building Coverage 1,444 sf Permitted; 1,515 sf. Proposed.

4. The application of **Michael & Megan Farina**, 25 Second Street (Corner Church Street) Second Street (Primary Front) and Church Street (Secondary Front) / Block 25, Lot 13, R-5 Zone) to re-grade parts of the side and rear yard, installation of a retaining wall on the property line and the reconstruction of the neighbor's fence along their common property line at the existing premises. Resolution approved on August 21, 2018 granting variances to construct a new single-family residence. Installation of the retaining and fence will create non-conformities in retaining wall Setback 5 feet Required; 0 feet proposed (on property line) and Maximum Fence/Wall Height 6 feet Permitted; Proposed Retaining Wall with a six (6) foot tall fence on top will exceed the permitted Ordinance fence /wall height. Exact height non-conformity will vary depending on the bottom of the wall's grade elevation. In addition, the applicant proposes a six (6) foot privacy fence on the Church Street property line from the rear of the residence to the rear property line at the existing premises.

ADMINISTRATIVE:

Approval of October 20, 2020 Minutes

Approval of November 17, 2020 Resolutions:

William & Tracy Marucci, 55 Bingham Avenue (Block 36 Lot 26, R-4 Zone)

Brian & Lynne Barton, 5 Maplewood Avenue (Block 50 Lot 11, R-6 Zone)